

(3) RENEWAL NOTICES. A RENEWAL NOTICE ~~[[MAY]]~~ SHALL BE RECORDED AFTER THE EXPIRATION OF 27 YEARS AND BEFORE THE EXPIRATION OF 30 YEARS FROM THE DATE OF RECORDING OF THE INITIAL NOTICE, AND SHALL BE EFFECTIVE FOR A PERIOD OF 30 YEARS FROM THE RECORDING OF THE RENEWAL NOTICE. IN LIKE MANNER, FURTHER RENEWAL NOTICES ~~[[MAY]]~~ SHALL BE RECORDED AFTER THE EXPIRATION OF 27 YEARS AND BEFORE THE EXPIRATION OF 30 YEARS FROM THE DATE OF RECORDING OF THE LAST PRECEDING RENEWAL NOTICE. IF IT IS NOT SO RECORDED IT IS NO LONGER VALID.

REVISOR'S NOTE: This section presently appears as Art. 21, §6-102 of the Code. Subsection (a) presently appears as Art. 21, §6-102(d) and is set forth here for organizational purposes. The first paragraph of the present section is given a subsection letter for organizational purposes. In subsection (b) the phrase "cease to be valid" is proposed for deletion as unnecessary.

In subsection (c) the reference to "city," meaning Baltimore City, is proposed for deletion in light of the definition of "county" set forth in §1-101(b).

In subsection (e), the first paragraph is proposed for deletion because it became ineffective on July 1, 1972. A new paragraph (1) is added to codify the law relating to possibilities of reverter and rights of re-entry created before July 1, 1899.

The only other changes are in style.

6-103. LIMITATIONS OF PERIOD WITHIN WHICH ACTIONS MAY BE BROUGHT AND LAND RECOVERED BY REASON OF TERMINATION OF DETERMINABLE FEE SIMPLE ESTATES OR ON HAPPENING OF CONDITION SUBSEQUENT.

NO PERSON MAY COMMENCE AN ACTION FOR THE RECOVERY OF LAND, NOR MAKE AN ENTRY ON IT, BY REASON OF A BREACH OF A CONDITION SUBSEQUENT, OR BY REASON OF THE TERMINATION OF AN ESTATE OF FEE SIMPLE DETERMINABLE, UNLESS THE ACTION IS COMMENCED OR ENTRY IS MADE WITHIN SEVEN YEARS AFTER BREACH OF THE CONDITION OR FROM THE TIME WHEN THE FEE SIMPLE DETERMINABLE ESTATE TERMINATES. IF A BREACH OF A CONDITION SUBSEQUENT OR TERMINATION OF A FEE SIMPLE DETERMINABLE ESTATE OCCURRED PRIOR TO JULY 1, 1969, AN ACTION MAY BE COMMENCED FOR THE RECOVERY OF THE LAND, OR AN ENTRY MAY BE MADE ON IT, BY THE OWNER OF A RIGHT OF ENTRY OR POSSIBILITY OF REVERTER BY JULY 1, 1976. POSSESSION OF LAND AFTER BREACH OF A CONDITION SUBSEQUENT OR AFTER TERMINATION OF AN ESTATE OF FEE SIMPLE